

Planning Commission

Meeting Minutes

**February 12, 2015
City Hall, Council Chambers
749 Main Street
6:30 PM**

Call to Order – Chairman Pritchard called the meeting to order at 6:30 P.M.

Roll Call was taken and the following members were present:

Commission Members Present:	Chris Pritchard, Chairman Cary Tengler, Vice Chairman Ann O'Connell, Secretary Steve Brauneis Jeff Moline Tom Rice
Commission Members Absent:	Scott Russell, excused
Staff Members Present:	Troy Russ, Director of Planning and Building Safety Sean McCartney, Principal Planner

Approval of Agenda –

Brauneis made motion and O'Connell seconded to approve the agenda. Motion passed by voice vote.

Approval of Minutes –

Brauneis and Tengler gave Staff minor corrections. Brauneis made motion and O'Connell seconded to approve January minutes. Motion passed by voice vote.

Public Comments: Items not on the Agenda
None.

Regular Business –

None.

Regular Business – Public Hearing Items

- **DELO Phase II: Resolution No. 6, Series 2015** - A request for a final subdivision plat and a final planned unit development (PUD) to develop phase 2 of the 14.13 acres within the core project area of the HWY 42 framework plan. The project includes a diversity of housing products, civic spaces, urban plazas, streetscapes and commercial opportunities.
 - Applicant, Owner and Representative: RMCS, LLC.
 - Case Manager: Sean McCartney, Principal Planner

Conflict of Interest and Disclosure:

Tengler works for Comcast in a completely different division. Pritchard says Tengler was able to participate in the preliminary presentation and he does not see any additional conflict. Pritchard defers to Troy Russ, Planning Department. Russ defers to the judgment of Tengler. Tengler does not recuse himself.

Public Notice Certification:

Published in the Boulder Daily Camera on January 25, 2015. Posted in City Hall, Public Library, Recreation Center, Courts, and Police Building on January 26, 2015. Mailed to surrounding property owners and property posted on January 26, 2015.

Staff Report of Facts and Issues:

Sean McCartney presented from Power Point.

- Located east of BNSF railroad, west of Highway 42, south of Griffith Street, and north of South Street (also known as Industrial Area and Caledonia Place Subdivisions)
- Preliminary PUD/plat/SRU for entire development came before Planning Commission on July 11, 2013 and to City Council on August 20, 2013.
- Final Plat/PUD/SRU for DELO Phase 1 and 1A came before Planning Commission on May 8, 2014 and City Council on July 1, 2014. The initial phase included the development of 55 residential townhome units and 1,000 sf of office use to be located in an area bounded by Griffith Street to the north, East Lafayette Street to the south, the Burlington Northern Santa Fe (BNSF) rail road to the west and Cannon Street to the east. It is currently under construction.
- DELO Phase 2 is proposed to involve the development of 135 residential units (5 townhomes and 130 apartments) and approximately 31,066 SF commercial/office uses on a parcel of land bounded by East Lafayette Street to the north and east, South Street to the south, and the BNSF rail road to the west. DELO Phase 2, if approved, would be the final phase of the DELO development project.
- The approved DELO Phase 1 combined with this Phase 2 request, if approved, would represent a total development of 190 residential units (60 townhomes and 130 apartments) and 32,066 sf of commercial/office uses for the DELO development. The combined totals of these requested final development plans would yield a reduction of 54 residential units and an increase of 20,066 sf of commercial/office uses when compared to the approved DELO preliminary PUD.

Land Use	Preliminary Plat/PUD	Final Plat/PUD	Change	Notes
Total Res. Units	244	190	- 54	22% decrease
- TH Units	72	60	- 12	17% decrease
- Apt. Units	172	130	- 42	24% decrease
- Studio/1 Bed Apt. units	87	108	+ 21	20% increase
- 2/3 bed Apt. units	85	22	- 63	75% decrease
Commercial	12,000 sf	31,066 sf	+ 20,066 sf	158% increase

- **Streets and Alleys** - DELO Phase 2 completes the formal development of Cannon Street, from the intersection of Griffith Street to the intersection of South Street. Between East Lafayette and South Street, Cannon Street is proposed to be designed as a "Woonerf".
- **Access** - Access to the development will be from Short Street, South Street, Cannon Street, and Front Street (a private roadway) located in DELO Phase 1. Possible future traffic signal at 42 and South Street, which CDOT will warrant.
- **Public Spaces** - There are two primary public open space areas dedicated in this PUD: Nawatny Greenway (Outlot B, Outlot C and westerly portion of East Lafayette Street) and Caledonia Plaza (Outlot A). Through discussions with the developer and City officials, it was decided that both open space areas will be dedicated to the City of Louisville but the developer would be responsible for the maintenance (clean up and

mowing) while the City of Louisville would be responsible for the upkeep (repair and replacement) and water. South Street Gateway – pedestrian underpass to connect to Downtown Louisville. Woonerf – pedestrian oriented activated area designed in 60' right of way with larger sidewalk. Caledonia Plaza – public gathering area designed for activity with trellis structures. Nawatny Greenway – designed for drainage/retention basin and/or public active space.

- **Land Use** - Land uses in the mixed use – residential (MU-R) zone district require a minimum mixture of two different land uses for the developments on property larger than five acres in size. To fulfill the requirement, the proposed development is requesting three land uses: residential, commercial and office.

	Use(s)	# of DU's	Height	Parking Provided/Required	Ratio Per Unit
Phase 2 – Residential Townhomes	Townhomes	5	Min. 1 stories/35' Max: 3 stories/45'	159/131	2.65
	Apartments	130	Min: 1 Min: 2 stories/35' Max: 3 stories/45'	283/171	2.18
Phase 2 - Commercial	Restaurant, Retail, Office	31,066 sf	Min: 1 stories/16'* Max: 3 stories/45'		

* The 1 story component of the commercial building requires a waiver; 2 story is the minimum height allowed.

- Buildings A, B, and C are similar types with 33 units with 27 studio/1 bedroom, 6 2/3 bedroom units. They are under 45' in height and comply with MUDDSG for height. Component of 43.5' is the stair access for rooftop mechanical. Remainder of structure height is 38-39'. There are 202 shared surface parking spaces. Visitor parking provided on Cannon Street. There are minor changes in elevations between structures. Building A wraparound patios creating "eyes" on public spaces for crime prevention.
- Building C is a stand-alone building with two less units but has 1700 SF activity room/office area on the first floor.
- Building D is commercial structure that requests only one story, housing the office/retail/restaurant. It will front the South Street underpass.
- **Signs –**
 - **Roof Mounted Sign** – Building D, in Block 13 is a commercial building on Cannon Street and signs are regulated by the Downtown Sign Manual. The downtown sign manual does not allow signs above the roof line of the building. There is a sign proposed for the roof of the building, above a future restaurant space. The applicant is requesting a roof mounted sign in hopes of creating an iconic sign structure similar to the Empire sign in Downtown Louisville.
 - **Monument Sign** – The applicant is requesting a monument sign be placed next to the parking lot, adjacent to Short Street, in Block 14. Because this block is not located facing an arterial, it must use the Downtown Sign Manual. The Downtown Sign Manual does not permit monument signs. The applicant is requesting the monument sign as a gateway sign to the subdivision.

- **SRU** – Staff requesting ground floor residential uses along portions of Cannon to encourage pedestrian interaction, Staff asked for additional treatments such as opening, doors, and architectural bump-outs and variations.

- **Waivers** –

Waiver	Requirement	Request	Location
Street sections	Suburban	Shared Spaces/walkable	Phase 2
Min. Building Height	2 Stories/35'	1 Story/16'	Building D, Block 13
Min. Rear Setback – Accessory Structures	20'	0'	Phase 2
Indoor Eating & Drinking Establishments	Gross Floor Area: 5,000 SF	Gross Floor Area: 6,000 SF	Phase 2
Signs	-No roof mounted -No monument signs in MU-R	-Roof mounted -Monument Sign in MU-R	-Building D, Block 13 -Block 14

- Staff recommends approval of the requested final plat, final PUD, and SRU for Phase 2 of the development called DELO. The proposal will allow for the development of a mixed use project in the Highway 42 Revitalization Area. Staff has determined the waivers are appropriate under LMC Section 17.14.090 and 17.28.120 to allow for an effective development given the location and surrounding land uses.
- Staff recommends the following conditions of approval:
 - 1. *The applicant shall continue to work with the City on the specifics of the maintenance of open space and roadways. Final details will be included in the submittal packet prior to City Council.*
 - 2. *If an offsite solution cannot be found, staff requires the detention basin and public gathering space, as depicted in DELO Phase 1 and 1A, be located in Outlot B, Outlot C and within the E. Lafayette Street right of way. The basin should be designed to provide stairs, stepping down from Cannon Street through the proposed retaining walls, to make this space more publically interactive. The stairs should be a minimum width of 50 feet along Canon Street, or a mutually support design alternative that is open and accessible.*
 - 3. *Should a regional offsite detention basin be created to detain the drainage of the Highway 42 development (including DELO Phase 1/1A and Phase 2), staff requires the applicant reinstate the plans for Nawatny Greenway as depicted in DELO Phase 2 PUD.*
 - 4. *The City and applicant shall address the comments listed in the Public Works memo dated February 5, 2015 prior to City Council.*

Commission Questions of Staff:

Moline asks about Building D and waivers. Where will the monument sign be located?

McCartney says Building D is the southern-most building on South Street, intersection of Cannon and South. The monument sign will be located at Building E.

Moline asks how do you move or change some of the uses in the future if warranted? Is the PUD revisited to convert some commercial to residential or to move commercial or office into something that was previously residential?

McCartney answers if there is an impact on parking and additional parking elements.

Otherwise, use is permitted by right. PUD does not establish the uses; it establishes the development. If they are asking to reduce the retail and allow for residential, then an SRU is necessary.

Rice asks about McClure's letter submittal. He states that there are 135 residential units in Phase 2 and approximately 31,000 SF of commercial/office. McClure's letter speaks in terms of 113 residential units and 26,000 SF of commercial.

McCartney answers that the initial submittal was for 108 apartment units and 5 townhomes and 21,000 SF commercial. During the review process, McClure increased the overall apartment units and increased the commercial.

Rice asks about Building D being one story. He clarifies that it is located to the north of the South Street area and not adjacent to the transition zone. This end of the building is where the roof-mounted sign will be located. The sign will be lower than the adjacent building.

McCartney answers yes.

Rice clarifies that the parking provided in this plan exceeds all design standards.

McCartney answers yes.

Rice asks about the Public Works City Engineer memo that discusses a much higher level of maintenance for Cannon Street. Rice asks if the PC approves the motion as suggested, will this issue be worked out before the City Council gets it.

Russ answers that the City is working out details on the Woonerf as well as the public spaces. The developer is committed to snow plow the Woonerf but the City will plow Cannon leading to the Woonerf.

Brauneis asks about the Historical Preservation Board's reaction to the demolition of the three buildings.

McCartney answers during the preliminary PUD, the HPB stated that if a building is worthy of retention, that it should be retained on site. During Phase 1 and 1A, the developer agreed to save the "most character" building at 1004 Griffith. It is currently on site and ready to be placed. The HPB also wanted more "nod" to the history of the area and the applicant is naming the Nawatny Greenway for Louis Nawatny who helped create Louisville and Caledonia Plaza which is the one of the original subdivisions in this area.

Brauneis asks about the open space that is City-owned but maintained by the developer. Are there examples currently existing in the City?

McCartney says that in Steel Ranch, there are similar areas. It is more common in newer developments.

Brauneis asks if the City will cover the water expenses for any irrigation of the spaces. How much say does the City have species selection?

McCartney says this proposal went through Horticultural and Forestry Advisory Board (HFAB). They have seen the initial design but they wish to see the final construction drawings to determine if species are compatible with the areas.

Brauneis asks about the primary path for bike travel north to south. Is it Cannon in the Woonerf?

McCartney says the Woonerf is being created as a multi-modal pedestrian and bicycle area.

Russ says that the design of the Woonerf is "self-enforced". All local streets are 25 mph.

Because of its design, it can be lower speed. Staff will work with Public Works to find unique identifiers. Cannon is in the Woonerf to provide the north and south route. The Highway 42 Plan will have an 8' crushed fine trail on the eastern edge from South Boulder Road to Pine, and on the west side, there will be a 6' to 8' sidewalk, as well as bike lanes on Highway 42. There was not enough room for a bike trail along the train corridor.

Brauneis asks about the light from the roof-mounted sign and where it is directed?

McCartney says the applicant can answer the question. Russ answers that if the sign is installed, it will need to follow the lighting standards in the Downtown Sign Manual, which allows neon, backlit, or halo lighting as well as indirect lighting. No cabinet sign or internally lit sign.

Brauneis asks about the off-site water drainage and restoration of the Nawatny Greenway.

McCartney says that when the regional drainage is built, it will be located near the current shop building off Empire. Once it is completed, there will be no need for on-site drainage for this project. The Nawatny Greenway will be constructed as a manicured area with walks and appropriate grades.

Applicant Presentation:

RMCS Inc., Justin McClure, 105 Cherrywood Lane, Louisville, CO
21 South Sunset Street, Longmont, CO (office)

Richard Brew and David Waldner, business partners

- Shows comparative slides of the preliminary and final plans.
- This is an urban renewal area. RMCS is presenting a catalyst redevelopment project with enough size, significance, and quality to set precedence for the entire corridor.
- DELO Plaza (Tebo project) has been submitted for final approval.
- Two acres of public dedication for public enjoyment.
- The Omnibus will be located near the Nawatny Greenway.
- Caledonia Plaza will be designed to blend with the buildings and offer public enjoyment.
- McClure shows two videos. The first one is a core video from 2008 that introduced the concept of the South Street Pedestrian Gateway. The second video shows DELO Phase 2 at completion.
- Applicant presents material boards. Brauneis makes motion to accept material boards, Tengler seconds, and voice vote approval.
- McClure discusses different materials used in the design.
- Roof-mounted sign is located across from the new City parking area. The reason for the sign is to tie in with the iconic signage on Main Street.

Commission Questions of Applicant:

Rice asks about materials and special treatment, what is useful life? What is the grout? Rice has had experience with the 16th Street Mall in Denver which is not “wearing well”.

McClure says a typical road section includes concrete curb and asphalt. They are using higher quality materials than found in a typical section. It will be a consistent material choice. There are no colors in the concrete because colors fade and matching is difficult. It is concrete scored in specific patterns.

Russ answers about City maintenance. Typically when public land dedication comes to the City, we maintain it. There is a City base road investment and park investment. The developer is putting in the materials that extend the life of the road. Public Works, Parks, Planning Staff, and the developer have been discussing this situation.

Brauneis asks about black color and heat island effect.

McClure says they looked at it from a heat perspective and maintenance perspective. Asphalt is hotter and colored concrete can be hot. The colors selected are native Colorado colors with no black.

Brauneis asks about the sign being a significant distance to adjacent buildings. There are exterior balconies. He is concerned about neon and the potential of light pollution.

McClure says there are three units that would see the sign. In Downtown Louisville in an urban area, it is traditional and expected. There is no specific lighting package for this sign but prefers to leave neon as an option.

Brauneis asks about the large number of places named “Caledonia” in Louisville. He appreciates the historical tie but wonders if Caledonia Plaza is the right name.

McClure says that this is the Caledonia subdivision established in 1895. He feels it is incredible that they are replatting this subdivision in 2014.

Brauneis asks about the conditions that Staff has recommended. Are you in support.

McClure says they are in full support.

Moline asks about parking. Why did you propose parking amounts above the limits? Do you see any complications with people wanting to go to commercial areas on South Street?

McClure says there is ample parking sitting in back, roughly 307 spaces total. He understands the inconvenience to deliveries and visitors but he thinks the housing fronting the Gateway and South Street Pedestrian Plaza will be attractive.

Tengler asks about parking and large Downtown events such as parades and Street Faire parking.

McClure says yes. It is a public right-of-way. The planned City parking space with 79 spaces can be used for events. 99 spaces are being added by the Cannon Street extension. The Farmers Market has expressed interest in utilizing the Cannon Street Woonerf.

Tengler asks about the single story restaurant and whether it takes the entire northern length of the building.

McClure says yes.

Tengler asks why it is a single story building instead of two story. Is the sign a critical design component?

McClure says they are heavily focused on pedestrian scale. The video he showed illustrates the "broken" look of the development and the residential transition to commercial.

Public Comment:

Jeff Scott, 1032 E. South Street, Louisville, CO.

He is concerned about construction and not being able to park on the street in front of his house. He has two vehicles parked on the street and trailers in the back.

Russ says that the area near those homes will be closed off to vehicular traffic. He will introduce Mr. Scott to Joliette Woodson, project manager, who is working to improve the alley south of South Street. From Cannon Street west, South Street will be closed to vehicles. Russ states that this issue is not related to the DELO Phase 2 project. It is the South Street Gateway Plaza project.

Bob Tofte, 1417 Courtesy Road, Louisville, CO. He is a member of the Louisville Revitalization Commission (LRC). He wishes to state that over the many months and years, it has been rewarding to work with DELO people. They answer every question we've asked and gone above and beyond to provide the facts we hoped to get. The LRC fully supports this project. In particular, he is glad the storm drainage will work out. The park will be a great amenity. He lives in the Little Italy area and he is excited to see this come to fruition.

Summary and request by Staff and Applicant:

Staff recommends approval.

Closed Public Hearing and discussion by Commission:

O'Connell is in favor with the four conditions. She is in favor of leaving the sign open to neon and thinks it fits with the character of the surrounding area. If a resident rents or purchases one of the three units, it may be attractive to them. It is a great project and the thoroughness and thoughtfulness that has gone into it is fantastic from both the Staff and the applicant.

Brauneis appreciates the quality and detail to all of the different decisions that arise. He is in favor. He will not hold it up on the question of neon.

Tengler says it is analogous to someone buying a home next to an airport after it has been built. If a resident chooses an apartment near a sign like that, he/she has made the determination that it is acceptable or desirable. It is an urban environment. He applauds the development team as well as Staff. The presentation was terrific. The project spanned many years and he appreciated the tutorial Staff presented to bring the PC up to speed. The DELO team has done a fantastic job given the level of attention to detail regarding construction materials including concrete. It is remarkable.

Rice was not on the PC when this project first came through, so he was not in the discussion regarding mix of residential versus commercial. He is excited about the introduction of commercial space because it is important to allow for additional revenue opportunities and potential for the City.

Moline says it was good to see the changes from the preliminary to the final project. As a Commission member, he is glad to see it is even better than it was before. The changes are positive and it will be a wonderful addition to the City.

Pritchard is in agreement and support of this project. This is a quality product and it will be well received by this community. In regard to the waiver issues, he feels Louisville is getting the better part of the waivers. Changing heights breaks up the buildings. Regarding the sign, people will live here because they want to and the sign is part of living downtown.

Motion made by Brauneis to approve **DELO Phase II: Resolution No. 6, Series 2015** - A request for a final subdivision plat and a final planned unit development (PUD) to develop phase 2 of the 14.13 acres within the core project area of the HWY 42 framework plan. The project includes a diversity of housing products, civic spaces, urban plazas, streetscapes and commercial opportunities. Second by Moline. Roll count vote.

Name	Vote
Chris Pritchard	Yes
Cary Tengler	Yes
Steve Brauneis	Yes
Jeff Moline	Yes
Ann O'Connell	Yes
Tom Rice	Yes
Scott Russell	N/A
Motion passed/failed:	Pass

Motion passes 6-0.

- **Howard Berry Water Treatment Facility: Resolution No. 07, Series 2015** - A request for a final plat and special review use (SRU) to permit the construction of a new at grade sand drying beds to handle the Howard Berry water treatment plant residuals.

- Applicant, and Representative: Hatch Mott MacDonald
- Owner: City of Louisville
- Case Manager: Sean McCartney, Principal Planner

Conflict of Interest and Disclosure:

Moline may have conflict of interest because he works for Boulder County Open Space who is the owner of the land immediately adjacent to the south of this facility. As the trail leaves the water treatment facility, the trail will enter Boulder County Open Space and connect to the existing trail. Pritchard does not think this will limit Moline's ability to participate in this conversation.

Public Notice Certification:

Published in the Boulder Daily Camera on January 25, 2015. Posted in City Hall, Public Library, Recreation Center, Courts, and Police Building on January 26, 2015. Mailed to surrounding property owners and property posted on January 26, 2015.

Staff Report of Facts and Issues:

Sean McCartney presented from Power Point.

- Request by the City of Louisville for an expansion to the Howard Berry Waste Water Treatment Plant which requires an SRU and final plat.
- The existing water treatment plant has been in operation since 1980 and is surrounded by Boulder County Open Space on the west, south and east and bordered to the north by Marshall Road and the Boulder-Denver Turnpike (US 36). There are existing residences located to the north of Marshall Road.

- The Louisville Municipal Code (LMC) requires a City facility must be approved by a SRU. It is a performance standard requirement. According to the Louisville Municipal Code, Section 17.24.30, the placement and use of a private utility, or the expansion of a municipal land use, in the A zone district requires a special review use (SRU). The plat is needed because the property has never been platted.
- The applicant, City of Louisville Public Works Department, has applied for a final plat and special review use (SRU) to authorize an outdoor drying bed (an expanded municipal use) on the Howard Berry Water Treatment Plant property. The drying beds are needed for the water treatment process. The property is currently zoned Agricultural (A).
- A Louisville Public Works employee and a consultant are present to give a further definition of a drying bed. Drying beds, also known as “residuals handling facility”, are one of the final steps in the water treatment process. According to the applicant’s consultant, “residuals are a byproduct of the treatment process and essentially consist of coagulating chemicals and organic suspended solids removed from the raw water stream. Currently, the residuals are discharged to the City’s sewer system and processed at the wastewater treatment plant (WWTP). Elevated metal concentrations have been measured in the WWTP effluent and there is concern that the residuals loading from the water treatment process are the primary source. Handling residuals on site should reduce the solids and metals load to the WWTP.”
- The setbacks and height proposed for the drying beds comply with the yard and bulk standards in the LMC.

Setback (accessory)	Required	Proposed
Front (north)	40 feet	50 feet
Side (east)	20 feet	110 feet
Rear (south)	10 feet	50 feet

- Overall site plan shows the beds will be located on the northeast side of the existing concrete water tank. There will be little to no impact from the visual because these are ground based and built to go with the topography of the ground.
- Public notices were sent out to properties within 500 feet of this property. As of the PC meeting today, no comments had been received.
- Staff is working to place a bike route which would connect the existing path coming through Davidson Mesa to an underpass under US 36 and continue on the north side of the treatment plant to connect with the Marshall Open Space. The location of the path will be determined and be part of the condition that discussion continues for the bike path.
- The Louisville Municipal Code § 17.40.100.A lists five criteria to be considered by the Planning Commission in reviewing a Special Review Use application. All five criteria have been met.

Staff finds the proposed drying beds development with condition is consistent with the Louisville Municipal Code Chapter 16, Section 17.40, and Section 17.12.040. Staff recommends Planning Commission approve Resolution No. 7, Series 2015, a resolution recommending approval of a Final Plat and Special Review Use at 7000 Marshall Road with the following condition:

1. *“the Howard Berry Water Treatment Facility shall dedicate a combination of land and or cash-in-lieu equivalent to, up to, 12% of the project site area needed for the portions of the planned trail and improvements as determined in the Alternatives Analysis”.*

Commission Questions of Staff:

O’Connell asks about barbed wire currently in place.

McCartney says if the trail is located there, the fence will be relocated.

Applicant Presentation:

Dmitri Tepo, City of Louisville, Water Resources Engineer

Currently Howard Berry WWTP discharges all the water treatment plant byproducts to the sewer and subsequently to the wastewater treatment plant. It is causing the WWTP to violate its discharge permit. Howard Berry WWTP is being put on a compliance schedule which is mandating the plant to significantly reduce its discharge to the wastewater plant by August 2015. This project is designed to do this. We will no longer be discharging to the sewer but will be drying the residuals on site and then landfilling them.

Commission Questions of Applicant:

Tengler asks if Howard Berry is a collection unit for all the wastewater before it goes to the wastewater facility in east Louisville.

Tepo says that Howard Berry is one of the two drinking water facilities that the City operates. The reason all water treatment plants generate residuals is because as water is cleaned, the result is residual. It is typical of municipalities in this area. Wastewater treatment standards are getting tighter and in the past, it did not matter that all the plants were sending down residuals. With the tighter standards, it is more difficult for the plants to meet their discharge permits because of the extra load they are receiving.

Tengler asks about the process of taking the dry bed material to the landfill.

Tepo says there are five separate drying beds or cells. Each cell will be filled and will dry and de-water by evaporation and infiltration. The byproducts are placed on top of a sand bed so the bed will not remain slushy or liquid for a long time. After byproduct has dried, a bobcat is used to load a dump truck and haul it to a landfill.

Tengler asks how toxic is it? No special disposal?

Tepo says it is not. They have to meet toxicity and radioactivity standards. According to their testing, it can be delivered to any landfill.

Brauneis asks if it is primarily minerals and metals?

Tepo says yes. Mainly, the concern at landfills is radionuclides and metals.

Tengler asks if the neighbors have anything to worry about?

Tepo says there is no smell or odor.

Tengler asks about the current fencing of 3 strand barb wire. He asks if the facility is under video surveillance?

Tepo says fencing details have not been discussed. He assumes the 3 strand barb wire is typical for water and wastewater facilities. It is not currently under video surveillance. They hope to run fiber optic cable to it and get surveillance.

Pritchard asks about solar panels that were approved to go on the west.

Tepo says yes, they will be on the west.

Public Comment:

None.

Summary and request by Staff and Applicant:

Staff recommends approval with condition stated. Russ states the purpose of this is accounting for clarification. As the trail comes forward, Staff is asking this facility to do what any application would do regarding planned bicycle improvement. This will give the City Manager, Public Works Director, and Finance Director the nexus to say a portion of the trail can come from the Water Enterprise Fund because it is the cost of the Fund to do business in Louisville. We can pull a portion of the funding from the water fund itself. It needs to meet the 12% requirement.

Closed Public Hearing and discussion by Commission:

Moline is in support.
Rice is in support.
Tengler is in support.
Bauneis is in support.
O'Connell is in support.

Motion made by Brauneis to approve **Resolution No. 07, Series 2015** - A Resolution recommending approval of a final plat and Special Review Use (SRU) to permit the construction of new at grade sand drying beds to handle the Howard Berry Water Treatment Plant residuals.

1. The Howard Berry Water Treatment Facility shall dedicate a combination of land and or cash-in-lieu equivalent to, up to, 12% of the project site area needed for the portions of the planned trail and improvements as determined in the Alternatives Analysis.

Second by Rice. Roll count vote.

Name	Vote
Chris Pritchard	Yes
Cary Tengler	Yes
Steve Brauneis	Yes
Jeff Moline	Yes
Ann O'Connell	Yes
Tom Rice	Yes
Scott Russell	N/A
Motion passed/failed:	Pass

Motion passes 6-0.

Commissioner Moline leaves early at 8:21 P.M.

Planning Commission Comments
None.

Staff Comments

- Update – Joint BVSD and Louisville City Council school enrollment meeting update

Troy Russ gave presentation. City Council had a joint planning sessions with Boulder Valley School District (BVSD) Board. It was held at Louisville Middle School. BVSD gave a presentation on school enrollment. While down this year, there is a distinct trend upward at Louisville Elementary School to which there are some capacity concerns in the future. They have been identified in the referrals. City Council is equally concerned. The outcome of the meeting was that they recognize that issues are coming. There is no quick solution. BVSD has promised that as numbers get larger, they will come up with a plan to manage it. Solutions include temporary housing if it is a short term problem, or re-boundary of the districts among Louisville schools if it is a long term problem. BVSD will create a staging plan so City Council is aware of certain thresholds and solutions.

Tengler asks about whether BVSD found redistricting to be necessary?

Russ says that BVSD has a very detailed process that they did not discuss. The School Board would lead any conversation.

Pritchard feels the PC and the City is doing an excellent job by our referral process.

- **Public Workshops for South Boulder Road and McCaslin.**
On Wednesday, February 18, the second Placemaking Workshop for South Boulder Road Small Area Plan, in City Council Chambers at 6:30 P.M. Cottonwood Park will be discussed. There are four other sites within the corridor that may change in the next 20 years.
On Thursday, February 19, the kick-off event for McCaslin in City Council Chambers at 6:30 P.M. Staff hopes for a similar large turnout.

Items Tentatively Scheduled for the regular meeting: March 12, 2015:

- **DELO Plaza:** A request for a final plat and final planned unit development (PUD) for the redevelopment of a 3.9 acre property within the core project area. The redevelopment includes the addition of approximately 18,700-23,000 sq. ft. of commercial space. Case #14-035-FS/FP/ZN
 - Applicant and Representative: RMCS, LLC.
 - Owner: TEBO Properties
 - Case Manager: Sean McCartney, Principal Planner
- **Centennial Valley Skilled Nursing:** A request for a planned unit development (PUD) and general development plan (GDP) amendment to construct a two-story skilled rehabilitation facility with 48 patient beds, approximately 45,000 square feet. Case #14-050-FP/ZN
 - Applicant, Representative and Owner: Flatiron Rehab
 - Case Manager: Scott Robinson, Planner II
- **Centennial Valley Replat:** A request to replat the existing single lot into two lots. The existing lot has two structures and each of the proposed lots would have one structure. Case #14-056-FS
 - Applicant and Representative: Roger Kelley.
 - Owner:
 - Case Manager: Lauren Trice, Planner I
- **Gateway PUD amendment**
- **Small Area Plan – South Boulder Road**

Adjourn

Rice made motion to adjourn, Tengler seconded. Pritchard adjourned meeting at 8:27 P.M.